

**MINUTES**  
**COLUMBUS PLAN COMMISSION MEETING**  
**JANUARY 3<sup>RD</sup>, 2007 AT 4:00 P.M.**  
**MEETING HALL, CITY HALL**  
**123 WASHINGTON STREET**  
**COLUMBUS, INDIANA**

**Members Present:** Dave Fisher (President), Steve Ruble, John Hatter, Dave Bonnell, Jack Heaton, Bryan Haza, Pat Zeigler, Joan Tupin-Crites, Jesse Brand and Tom Finke (County Liaison).

**Members Absent:** Brian Russell and Tom King.

**Staff Present:** Jeff Bergman, Sondra Bohn, Laura Thayer, Marcus Hurley, Thom Weintraut and Alan Whitted (Deputy City Attorney).

**ELECTION OF OFFICERS**

Mr. Ruble made a motion to nominate Dave Fisher for President, Brian Russell for Vice President and Steve Ruble for Secretary. Mr. Bonnell seconded the motion and it carried unanimously by voice vote.

**CONSENT AGENDA**

Minutes of the December 6, 2006 meeting.

Motion: Ms. Tupin-Crites made a motion to approve the minutes. Mr. Heaton seconded the motion and it carried unanimously by voice vote.

**OLD BUSINESS REQUIRING COMMISSION ACTION**

**SU-06-19: OAK KNOLL GOLF COURSE** – a request by Otto Wickstrom, Jr. to rezone 290 acres from AG (Agriculture) to SU-3 (Public Parks and Recreational Facilities) and for approval of a special use site plan. The property is located at 1705 West County Road 550 South (south side of County Road 550 South between County Road 200 West and County Road 100 West) in Wayne Township.

Mr. Fisher read a letter from Orwic Johnson with Columbus Surveying & Engineering requesting a continuance until the February Plan Commission meeting for this request.

Motion: Ms. Zeigler made a motion to approve this request. Mr. Bonnell seconded the motion and it carried with a vote of 9-0.

**NEW BUSINESS REQUIRING COMMISSION ACTION**

**ANX-06-04: CORNERSTONE DEVELOPMENT** – a request by Cornerstone Development to annex 30 acres to the City of Columbus, located on the south side of County Road 200 South, 200 feet east of Terrace Lake Road. The property is located in Columbus Township and is

contiguous to the City as required by Indiana State Law.

Ms. Thayer presented the staff information on this request.

Mr. Heaton asked how the net annexation cost was figured by The Parks Department.

Mr. Bergman stated that net cost would not be the appropriate term. He stated that it was the gross cost instead of a net cost. He stated that there are no calculations of receipts for the Parks Department.

Mr. George Dutro and Mr. Steve Charlton with Cornerstone Development represented the petitioner.

Mr. Dutro stated that they agreed with the staff report.

Mr. Fisher opened the meeting to the public.

There was no one to speak for or against this request.

Mr. Fisher closed the meeting to the public.

Ms. Zeigler asked what the status of County Road 200 South was.

Mr. Ruble stated that County Road 200 South was improved between Terrace Lake Road and County Road 150 West by the County before it was annexed. He stated the portion between County Road 150 West and State Road 11 has a federal aid project planned in the area. He stated they are showing an improvement period for that portion of County Road 200 South in 2008.

Mr. Dutro stated that County Road 200 South was a City road. Mr. Bergman stated at some point the road would need to be renamed.

Mr. Bergman stated that in the future there would need to be discussion of creating new parks services to this area as more development takes place.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council.

Motion: Mr. Heaton made a motion to send this request to the City Council with a favorable recommendation. Ms. Zeigler seconded the motion and it carried with a vote of 9-0.

**PUD-06-09: CHARWOOD CORPORATE SUITES** – a request by Charwood Corporate Suites for modification of a Preliminary Planned Unit Development. The property is located at 2000 West Charwood Drive in the City of Columbus.

Mr. Hurley presented the staff information on this request.

Mr. E.R Gray with E.R. Gray & Associates and Brit Dykstra with Dora Building Corporation represented the petitioners.

Mr. Gray stated that after reading the staff report it was his opinion that they meet the overall criteria. He stated they would address staff comments. Mr. Gray stated they are in agreement that the decal and right-turn taper shall be installed at the access from Carr Hill Road. Mr. Gray stated that the comment from the Columbus Fire Department was a recommendation, not a requirement. He stated he was unsure of what that means, but they will meet the requirements of the Columbus Fire Department. Mr. Gray stated a PUD approval certificate would be added to the drawing. He stated they would clearly identify the PUD parameters on the drawing and that the revised site plan shows some of them. He stated that the existing tree line should be preserved or replaced with an equivalent amount of landscaping to buffer the proposed expansion. Mr. Gray stated it was his opinion that this project followed the Comprehensive Plan.

Mr. Fisher asked if any signage has been proposed. Mr. Dykstra stated that they would not be adding any new signs.

Mr. Hurley stated that this was a conceptual Preliminary PUD and if the Commission had any questions or concerns, now would be the time to express them. He stated that more details would be provided with the Final PUD request.

Mr. Fisher asked if there was any information about lighting.

Mr. Bergman stated this is a Preliminary PUD and is a concept plan to consider. He stated this would be the time to discuss density, buffering, screening, lighting and questions in general.

Ms. Zeigler asked if more buffering could be installed along the south side where the residential area is located. Mr. Dykstra stated that could be incorporated into the final plan. Ms. Zeigler asked if the buildings were larger than what was located there now. Mr. Dykstra stated they were the same size that was existing, but with a different floor plan.

Mr. Bergman stated this plan is consistent with the original PUD that was submitted.

Mr. Ruble stated that there is a retention facility located on this property, which occasionally surcharges. He stated they would be asking for additional information on drainage at the detailed Final PUD stage. Mr. Ruble stated the increase in the density could require a larger volume from the retention facility; some type of run off abatement, such as vegetated swales or rain gardens could address the issue.

Mr. Fisher opened the meeting to the public.

Mr. Ross Ricketts expressed concerns about someone building fires in the woods adjoining their property. He asked that some sort of fencing be built along the backside of the property. He also asked for additional landscaping adjacent to the residential driveway to the south.

Mr. Gene Gilley asked if additional signage was proposed.

Mr. Bob Dalmbert asked if the property provided enough room for the expansion in that area. Mr. Gray stated that the area was large enough to accommodate the buildings that were proposed.

Mr. Fisher closed the meeting to the public.

Ms. Tupin-Crites stated that the lighting should be contained as much as possible because of the

surrounding residential property.

Mr. Bergman stated that the final detailed PUD would be coming back to the Plan Commission for approval before any construction occurs. He stated that there was no overall conceptional flaw with the proposed development.

Mr. Bergman stated that staff would send a favorable recommendation to the City Council with the following conditions: (1) The Preliminary PUD drawing shall note the planned installation of a deceleration lane and right-turn taper at the main entrance. (2) A PUD Approval Certificate must be added to the drawing. (3) The information on the right side of the drawings shall be re-organized into the following headings: Property Description, Flood Hazard Information, and Planned Unit Development Conditions. Also, the time schedule should be omitted. (4) Landscape screening should be indicated along the south and southwest property lines. The Plan Commission indicated that this should take the form of a Type A buffer, which will be addressed with the Final PUD.

Motion: Ms. Zeigler made a motion to send this request to the City Council with a favorable recommendation with the following conditions: (1) The Preliminary PUD drawing shall note the planned installation of a deceleration lane and right-turn taper at the main entrance. (2) A PUD Approval Certificate must be added to the drawing. (3) The information on the right side of the drawings shall be re-organized into the following headings:: Property Description, Flood Hazard Information, and Planned Unit Development Conditions. Also, the time schedule should be omitted. (4) Landscape screening should be indicated along the south and southwest property lines. The Plan Commission indicated that this should take the form of a Type A buffer, which will be addressed with the Final PUD. Mr. Brand seconded the motion and it carried with a vote of 9-0.

**RZ-06-08: GEHRING PROPERTIES** – a request by Gerhring Properties LLC to rezone a property of 2 acres from R-2 (Single Family Residential) to B-4 (Highway Business). The property is located on the northwest corner of U.S. 31 and South Drive in the City of Columbus.

Ms. Thayer presented the staff information on this request.

Ms. Chisato Daugherty with Designs by Daugherty and Jerry Gehring represented the petitioners.

Ms. Daugherty stated that they agreed with staff comments and recommendations.

Mr. Fisher stated that from Shady Lane south to Commerce Park would be zoned B-4 if this request was approved and that area would have a common owner.

Mr. Brand stated he had concerns about locating a business on this site because of the limitation of the size of the lot. Ms. Daugherty stated they would be very creative in their design and were hopeful that they could fit something there that would be able to meet the setback, both front and back. Ms. Daugherty stated the property would need to be replatted.

Mr. Fisher opened the meeting to the public.

Mr. Gene Towers expressed concern about what would be located at the commercial site.

He also expressed concern about the size of the lot, traffic and the lighting spill over onto his

property.

Mr. Fisher stated that these issues would be addressed at the time a site plan is presented to the Planning Department.

Mr. Bergman stated the property behind Mr. Towers is already zoned B-4 and would allow a wide variety of businesses in that area.

Mr. Fisher closed the meeting to the public.

Mr. Bergman stated that staff would recommend sending a favorable recommendation to the City Council with the following conditions: (1) Vehicle access from US 31 shall be prohibited. (2) Prior to any commercial development, all lots shall be provided with a minimum of 50 feet of legal access, excluding any US 31 frontages. (3) All necessary utilities shall be extended to the area at the expense of the developer. Water, sewer, and fire fighting water service shall be provided to all commercial development.

Mr. Brand made a motion to send a favorable recommendation to the City Council with the following conditions: (1) Vehicle access from US 31 shall be prohibited. (2) Prior to any commercial development, all lots shall be provided with a minimum of 50 feet of legal access, excluding any US 31 frontages. (3) All necessary utilities shall be extended to the area at the expense of the developer. Water, sewer, and fire fighting water service shall be provided to all commercial development. Ms. Tupin-Crites seconded the motion and it carried with a vote of 9-0.

**PP-06-08 TERRACE HILLS MAJOR SUBDIVISION** – a request by Scott M. Ellegood to subdivide 23.98 acres into 42 lots. The property is located on the west side of Terrace Lake Road, 1600 feet south of Carr Hill Road in the City of Columbus.

Mr. Weintruat presented the staff information on this request.

Mr. E.R. Gray with E.R. Gray & Associates and Scott M. Ellegood represented the petitioner.

Mr. Gray stated that the applicant is seeking relief from the requirement that the maximum length of a Cul-de-sac is 1000 feet or 15 potential dwelling units. Mr. Gray stated that the capacity of the culvert pipes and drainage would be addressed at the final plat filing.

Mr. Gray stated the current drainage ditch through Lots 33 thru 37 would not pose a problem in the future because of the location. He stated they would prefer to leave it natural in this setting as it exists. Mr. Ruble stated that the drainage easement splits some of the lots in half. He stated there is nothing in the Subdivision Control Ordinance or any other documents that says this cannot be done. He stated it has been his experience that this has become a maintenance issue for the Engineering Office. Mr. Ruble stated that the Commission should be aware of this if the request is approved as presented.

Mr. Brand stated easements have a way of getting lost in the shuffle, particularly the second or third time the property is sold.

Ms. Zeigler stated that a park should be located somewhere in this area because of all the new development.

Mr. Gray stated that some of the turning radii that would hinder the ability of emergency vehicles and trucks to maneuver safely and efficiently have been modified and the issues that have not been addressed will be in compliance at the final plat.

Mr. Gray stated that it was his opinion that the location of the stub street would allow access to the adjoining property, as the Subdivision Control Ordinance would recommend. He stated that to move that connection to the road to the south would encourage traffic from additional future development to the west. He stated they are concerned about people using their subdivision to exit adjoining property. Mr. Gray stated that is why they have the connection to the adjoining property at the northern street. He stated this promotes traffic calming.

Mr. Fisher opened the meeting to the public.

Mr. Bill & Ms. Pam Moore requested a buffer be installed between the subdivision and the residential area to the south. They also expressed concern about the increased traffic in the area and only one entrance off Terrace Lake Road.

Mr. Bergman stated that the Subdivision Control Ordinance stated that a buffer area at least twenty feet wide should be provided between the subdivision boundary and any agricultural land. He stated it says the Plan Commission may require landscaping in any subdivision, residential or non-residential to meet the goals and policies of the Comprehensive Plan and or to ensure compatibility with neighboring properties.

Mr. Ruble stated there is some long range plans approved for improvement to Carr Hill Road from Terrace Lake Road to State Road 46. He stated they have hired a consultant to do preliminary engineering services and the project is under City's Jurisdiction.

Mr. Ed Michel stated he would like to see the lower cul-de-sac extended all the way to the west property line.

Mr. Robert Williamson expressed concern about the traffic and a buffer between this site and his property. He also asked if there would be any deed restrictions on this development.

Mr. Gray stated that there would be restrictive covenants recorded with the plat to protect the neighborhood. Mr. Ellegood had no comment on the price of homes that would be located in the development.

Mr. Fisher closed the public hearing.

Much discussion was held regarding the extension of a stub street to the adjoining properties.

Mr. Fisher asked how the traffic could be more controlled or should the location of the stub street be changed.

Mr. Ruble stated most Engineers would say it is more calming for traffic to go through a stop-controlled intersection rather than stub the southern street out to Michel property. He stated there were several traffic calming options and configuration available if they were going to make the southern street a stub to the west.

Mr. Bonnell asked Mr. Gray why they chose the north street over the south location for the stub.

Mr. Gray stated that it gives future homes to the west a more indirect way out Terrace Lake Road. He stated the land to the west is a large parcel of land and does have a lot of frontage. He stated they wanted to restrict the traffic from the west as much as possible. He stated that his proposal was adequate to meet the Ordinance requirements to provide access to the adjoining property.

Mr. Gray stated that people wanted to live on cul-de-sacs. He stated that they are very marketable. Mr. Gray stated they built a boulevard out to Terrace Lake Road to provide a margin of safety for getting in and out of the subdivision. He stated the developer did look at some of the options of connecting to the adjoining properties, but this was the plan that Mr. Ellegood has chosen.

Ms. Zeigler asked if there was a way to notify property owners that nothing can happen with drainage easements located in the front of the property. Mr. Gray stated they would be building some criteria written on the plat itself and into the covenants that would inform the property owner that no one should build over the easement. Mr. Gray stated they still had a drainage study to submit to the City Engineer's Office.

Mr. Bergman stated that the intent is to recognize that the City of Columbus is going to be developed in pieces over a period of time the City must make sure the pieces are incorporated as a whole community. He stated that there are other design configurations that could address the traffic calming concerns of connecting the stub street to the south. Mr. Bergman stated that the proposed street connection does meet the requirements of the Subdivision Control Ordinance. He stated the Plan Commission is left with a key issue to resolve! Is the stub street in the right location? He stated that if the Plan Commission agrees with this, then the plat should be approved with modification that is being requested.

Mr. Brand expressed concerns about the cul-de-sac location.

Ms. Zeigler asked if it could be continued a month and show a different plan for the cul-de-sac.

Mr. Fisher stated if the Commission really feels like there should be a change then a continuance would be appropriate.

Mr. Bonnell stated that if this meets the requirements of the Subdivision Control Ordinance and should be approved. Ms. Tupin-Crites stated she agreed with Mr. Bonnell.

Mr. Bergman stated it does not meet all the requirements as the applicant is asking for a modification of the length of the cul-de-sac requirement. He stated this gives the Commission a chance to consider the intent of the Ordinance.

Motion: Mr. Brand made a motion to approve this request with the following conditions: (1) A drainage study to determine whether the current culvert pipe under Terrace Lake Road can handle additional storm water generated by the development shall be provided to the City Engineer and (2) Provide adequate turning area for large truck and emergency equipment at the boulevard intersections, and Approval of the modification was granted for the requirement that the length of a cul-de-sac be a maximum of 1000 feet with a maximum of 15 potential dwelling units. Mr. Bonnell seconded the motion and it carried with a vote of 9-0.

## **DISCUSSION ITEMS**

Ms. Zeigler made a motion to nominate Jack Heaton, Jeff Bergman, Steve Ruble and alternates Laura Thayer, Steve Rucker, and John Hatter to the Plat Committee. Mr. Brand seconded the motion and it carried unanimously by voice vote.

Ms. Zeigler made a motion to nominate Joan Tupin Crites as an alternate to the Board of Zoning Appeals. Mr. Brand seconded the motion and it carried unanimously by voice vote.

Ms. Zeigler made a motion to nominate Steve Ruble as liaison to the Bartholomew County Plan Commission. Mr. Brand seconded the motion and it carried unanimously by voice vote.

Ms. Zeigler made a motion to nominate Mike Ryan to the Joint District Plan Commission. Mr. Brand seconded the motion and it carried by voice vote.

Ms. Zeigler made a motion to appoint Tom Aton and alternate Mark Pratt to the Landscape Review Committee. Mr. Brand seconded the motion and it carried by unanimously by voice vote.

Mr. Dave Fisher stated he would serve on the Utility Review Committee.

#### **DIRECTOR'S REPORT**

#### **LIAISON REPORTS**

Written reports were received and discussed.

**ADJOURNMENT: 7:00 P.M.**

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**David L. Fisher, President**

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**Steve Ruble, Secretary**



